

TURNKEY ECO-RETREAT WITH GUESTHOUSE, RESTAURANT FACILITIES, POOL & COMPLETE SECLUSION

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PROPERTY FACT FILE

REFERENCE	A41716BK11
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	412 m²
LAND	268805 m²
TOWN	Axat
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

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- Complete privacy, no neighbours
- Turnkey eco-retreat setup
- Guesthouse & restaurant facilities
- Heated stone swimming pool
- Panoramic mountain views

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Located in the unspoiled Haute Vallée de l'Aude, this certified organic tourism and agricultural estate offers complete seclusion, autonomy, and exceptional development potential.
Just 15 minutes from local shops and 1h15 from Carcassonne or Perpignan, the property spans 27 hectares of Natura 2000 land with

DESCRIPTION

At the heart of one of the most preserved valleys of the Aude lies a unique estate where nature, autonomy, and hospitality come together in perfect harmony. Hidden from view and surrounded by 27 hectares of meadows, forests, natural springs and a pond, this certified organic property offers an exceptional environment for those seeking serenity, privacy, and a project rooted in sustainable living.

Located in the Haute Vallée de l'Aude, just 15 minutes from essential shops and 1h15 from Carcassonne or Perpignan, the estate comprises several fully renovated and operational buildings, ideal for a tourism, retreat, wellness or ecological farming activity.



Main House – 110 m² (Owners' Accommodation)
A warm, light-filled home designed for year-round living.

Ground floor:
Spacious 50 m² living room with wood stove
14 m² kitchen
WC

First floor:
Bedroom 1: 11 m²
Bedroom 2: 12 m²
Office: 11 m²
Dressing room: 11 m²
Bathroom and WC

Comfortable and functional, the house offers independence from the guest areas and immediate access to nature.



Tourism Accommodation – 150 m² Gîte (Sold Fully Furnished & Equipped)

This beautifully renovated guesthouse, sold fully furnished and ready to operate, blends stone, wood, and natural materials, offering generous volumes and modern comfort. It includes 4 spacious en-suite bedrooms, each with its own bathroom and separate toilet.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41716BK11
COMPLETE FILE AND PHOTO ON REQUEST

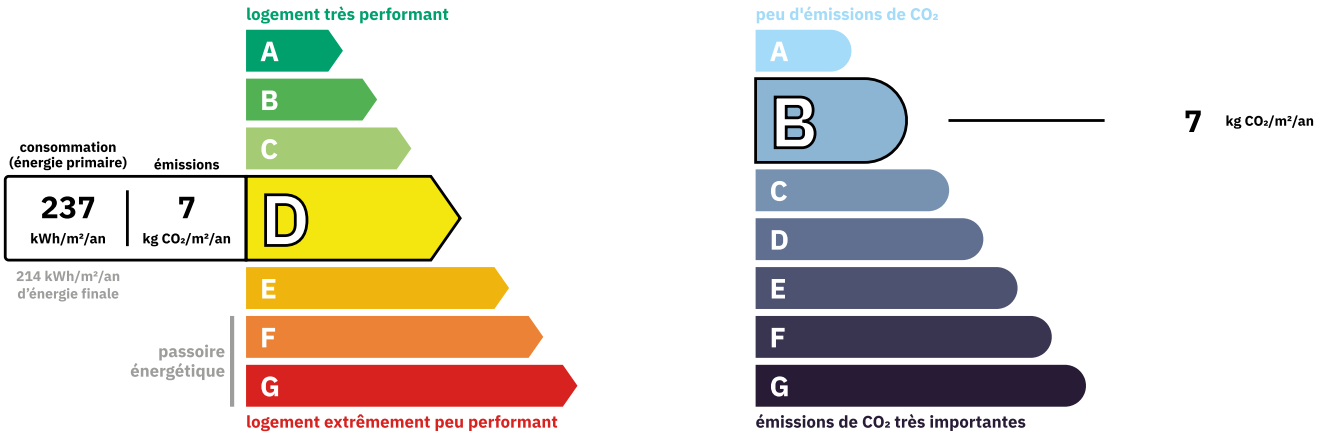
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1380 € and 1910€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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